



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Kate Schwartz, Historic Resources Planner
DATE: June 13, 2016
SUBJECT: Certificate of Appropriateness for demolition at 1700 Caroline Street

ISSUE

Ed Whelan requests a Certificate of Appropriateness to demolish the one-story addition on the west end of the historic silk mill structure.

RECOMMENDATION

Approval of the Certificate of Appropriateness on condition that:

1. HFFI be given the opportunity to document the structure and
2. The three-foot brick section abutting the mill building be retained.

APPLICABLE HISTORIC DISTRICT DESIGN GUIDELINES

City Code Section 72-23.1 D(3)

Demolition, Removal or Relocation

- (a) No historic landmark, building or structure within the HFD shall be razed, demolished, or moved until the razing, demolition or moving thereof is approved by the ARB. In determining the appropriateness of any application for the razing, demolition, or moving of a building or structure, the ARB shall consider the following criteria:
 1. The architectural significance of the building or structure.
 2. The historical significance of the building or structure.
 3. Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.
 4. The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.
 5. The condition and structural integrity of the building or structure, as indicated by documentation prepared by a qualified professional or licensed contractor, or other information, provided to the board for examination. The City Manager may obtain an assessment from a qualified professional or licensed contractor to assist the ARB or City Council in rendering a decision.
 6. Effect on surrounding properties.
 7. Inordinate hardship. This inquiry is concerned primarily with the relationship between the cost of repairing a building or structure and its reasonable value after repair. An inordinate hardship

is an instance when preservation will deprive the owner of reasonable economic use of the property.

BACKGROUND

Known as the Klotz Throwing Company for the longest period of time, the silk mill at 1700 Caroline Street was constructed c.1889. The 1896 Sanborn Fire Insurance Map shows that the mill was originally constructed as a one-story brick building with a clerestory on the northern portion of the site. By 1902, a two-story brick building, also with clerestory, was added at the south end of the structure as reflected in a historic photo of the site. Both structures were topped by gabled roofs with six foot raised clerestories running down the center. The mill burned on September 24, 1934 and most of the architectural details were lost at this time. The original one-story building is no longer evident, and only the first story of the two-story structure remains. Today it is topped by a rounded roof.

The existing one-story addition that is the subject of this application was constructed after 1934, with the altered structure first appearing on the 1947 Sanborn Fire Insurance Map. There is a record of a building permit provided to E.G. Heflin in February 1940 for a woodworking shop at Caroline and Herndon Streets. It is unclear if this was ever constructed or where on the site it may have been located. The reference to Caroline and Herndon Streets indicates that the shop, if constructed, may have been located closer to the south end of the site. By 1947, the site was utilized as a warehouse for the Johnson Storage Corporation. The Sanborn map appears to indicate that in 1947, the structures were three and four stories tall, though no evidence of these larger structures exists today. A 1950 advertisement in the Free Lance-Star appears to refer to this property as Warehouse No. 2 for the storage company. The addition has no interior connection to the remaining portion of the mill building, nor does it relate architecturally.

The applicant received a Certificate of Appropriateness to demolish the one-story addition on the north end of the site in September 2013. At that time, the Board determined that this portion of the structure had lost its architectural integrity, and approved the demolition on the condition that the property be documented and a three-foot section of brick connecting this addition to the other structure be retained. Removal of the building will allow for expanded use of the site for events.

Based on the evidence available, this 20th-century addition does not contribute to the significance of the historic mill structure. The construction date and architectural details cannot be clearly determined. In addition, many of the building's current features appear to be more recent alterations, including the roof, doors, windows, and much of the wall structure. Staff finds that removal of the addition would not have an adverse impact on the historic character of the mill building or the District and recommends approval with the same conditions that were applied in 2013.

APPROVAL CRITERIA

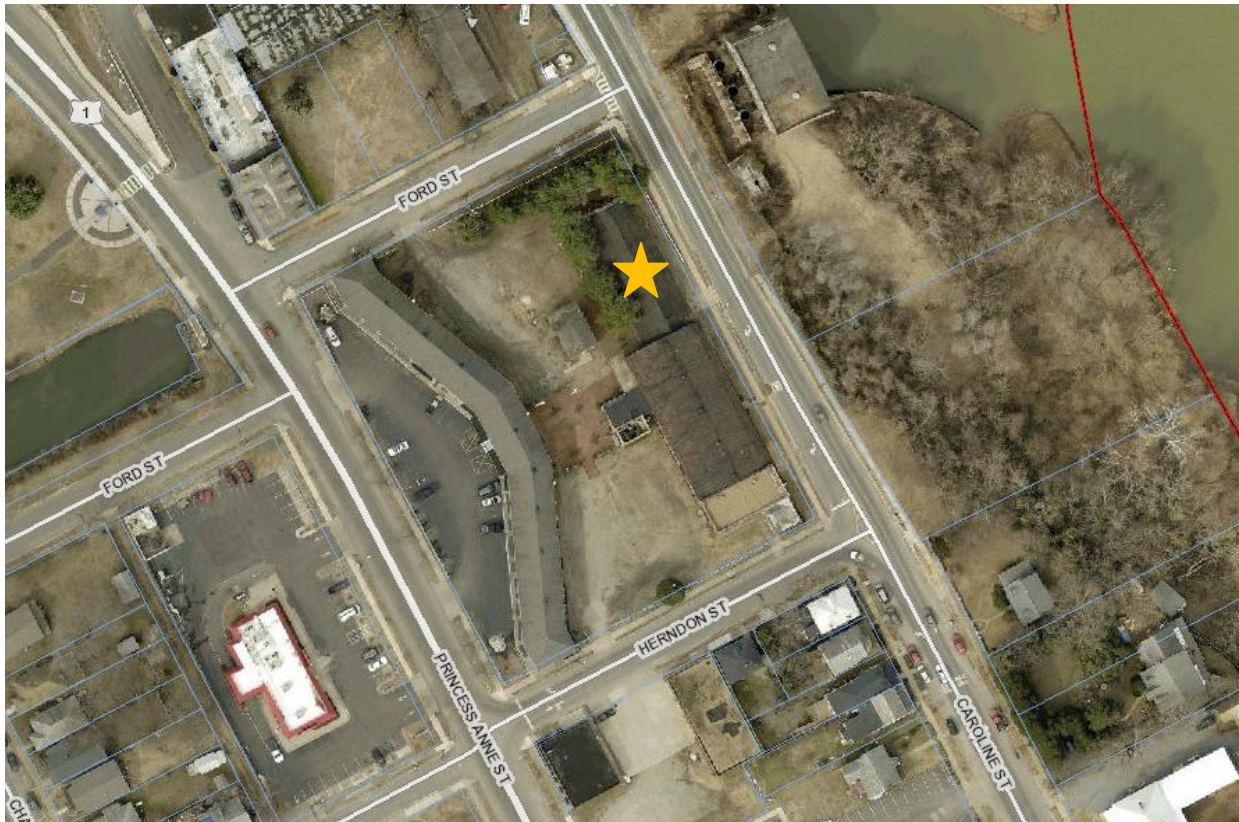
Criteria for evaluating demolitions are found in City Code Section 72-23.1 D(3).

The architectural significance of the building.	Not significant; does not relate to the historic mill structure; integrity lost through alterations
The historical significance of the building.	No known significance; does not contribute to the period of significance for the mill property

Whether a building or structure is linked, historically or architecturally, to other buildings or structures, so that their concentration or continuity possesses greater significance than the particular building or structure individually.	This addition does not relate to the historic mill structure in use, architectural character, or period of construction. Its removal would not adversely impact understanding of the site or history of the Mill District.
The significance of the building or structure or its proposed replacement in furthering the Comprehensive Plan's goals.	Removal of the non-contributing addition allows for greater use of the site for special events, which aligns with the goal of adaptive reuse in the Mill District.
The condition and structural integrity of the building or structure.	Unknown; appears to be in fair condition.
Effect on surrounding properties.	Removal will enhance use of the site and will not adversely impact the historic character.
Inordinate hardship.	Unknown.

Attachments:

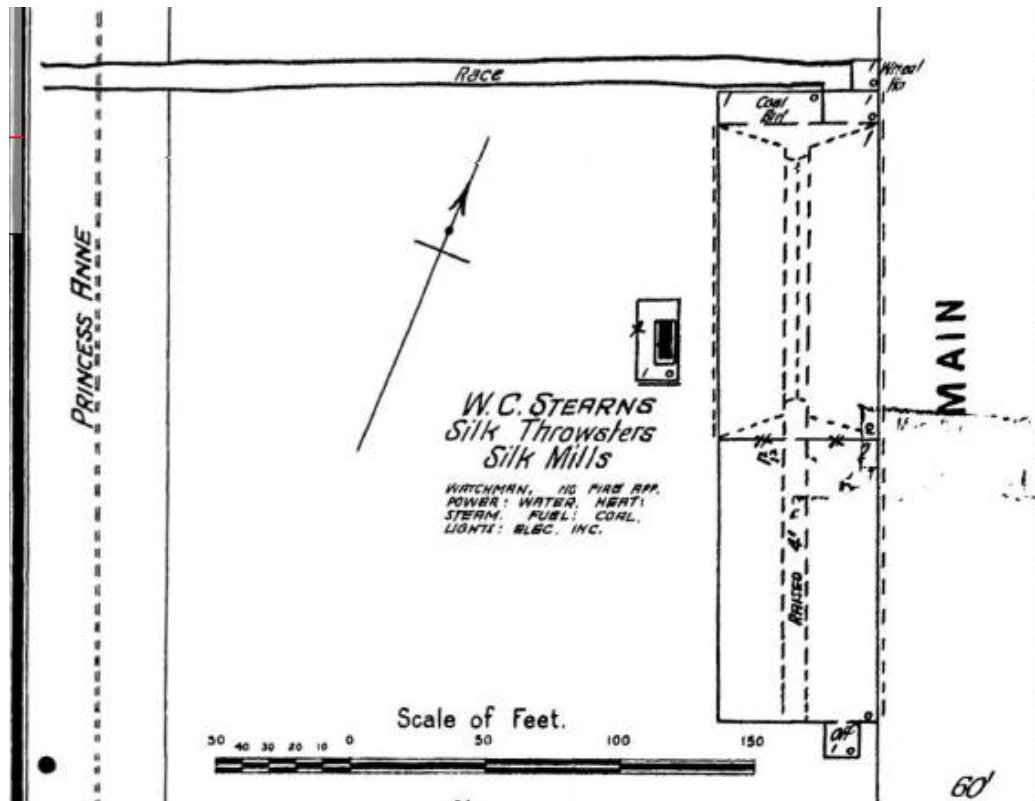
1. Aerial photograph showing property location
2. Sanborn Fire Insurance Maps, 1896 and 1902
3. Sanborn Fire Insurance Maps, 1927 and 1947
4. July 19, 1950 *Free Lance-Star* advertisement
5. Letter from applicant and previous ARB request
6. Existing condition photographs
7. Historic photograph
8. Site plan



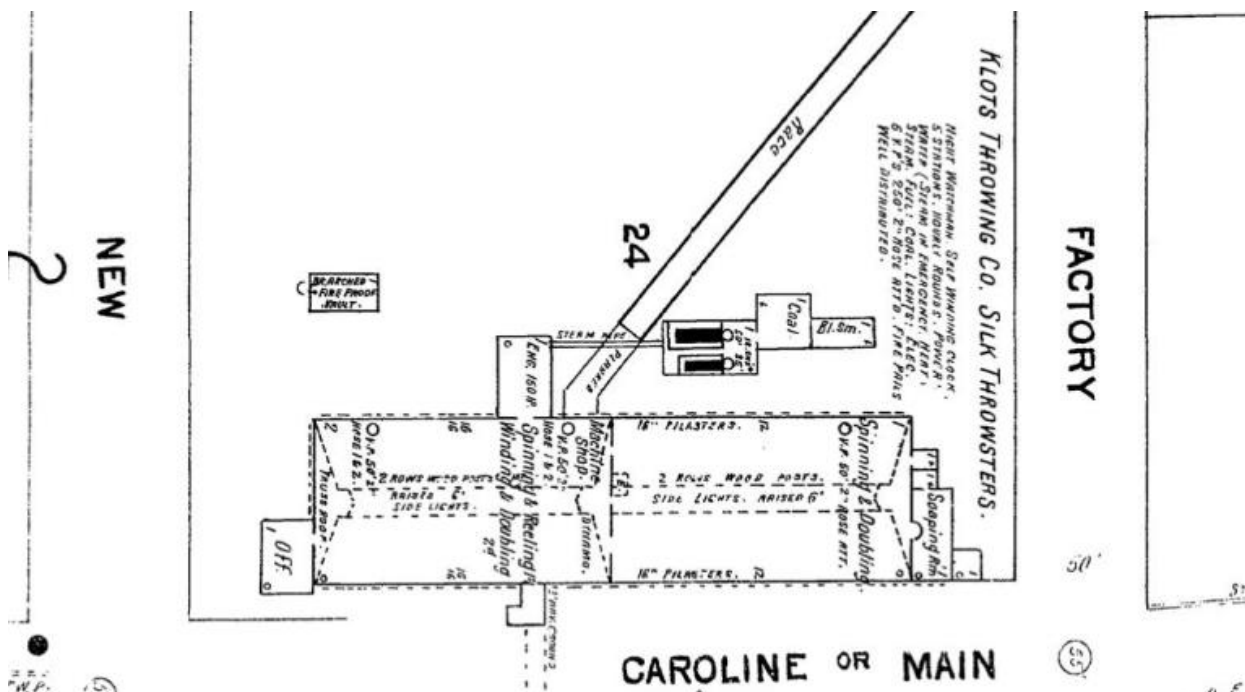
AERIAL



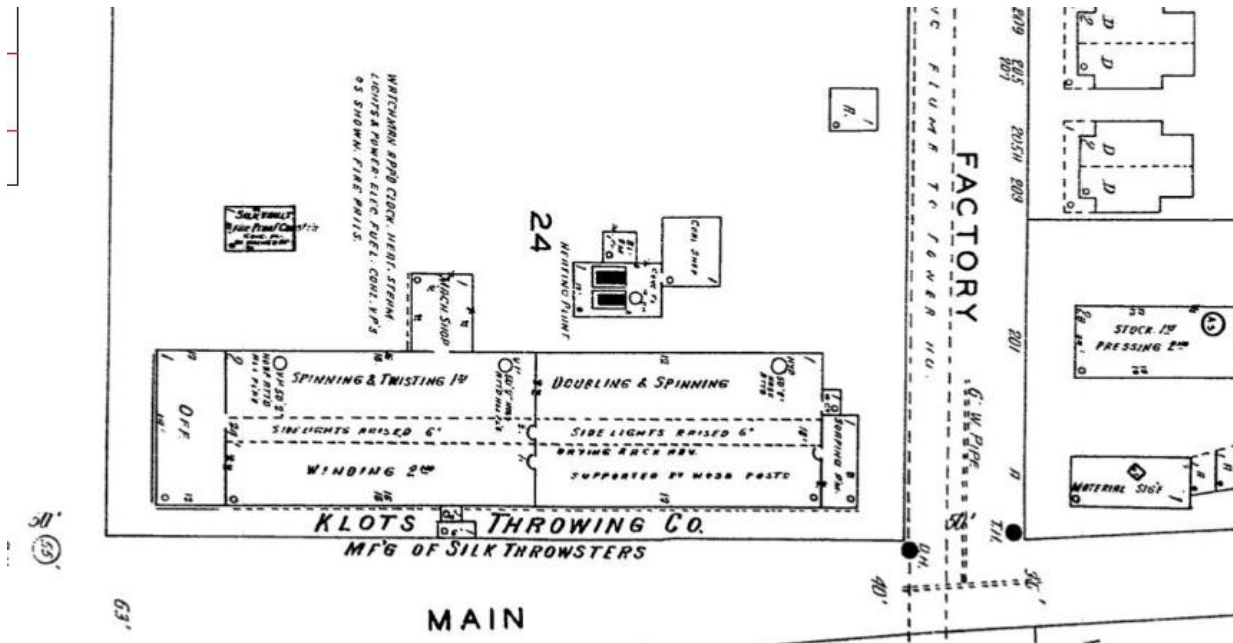
EAST ELEVATION



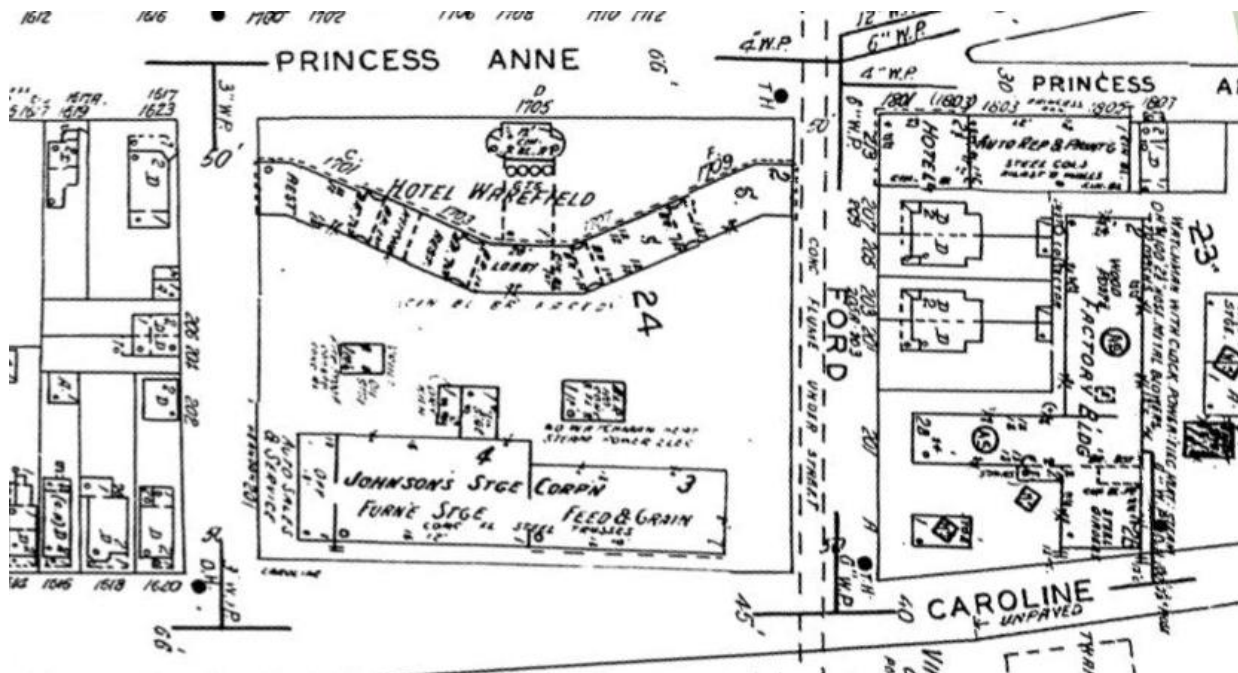
1896 Sanborn Fire Insurance Map



1902 Sanborn Fire Insurance Map



1927 Sanborn Fire Insurance Map



1947 Sanborn Fire Insurance Map

Assignment	Announced	10:45	Trial	Jazz
News	News	11:00	Sign Off	News, Bryan
World News	Music	11:15		West Orchestra
Music	"	11:30		Starlight
"	"	11:45		Salute
News, Music	News, Music	1:00	News, Music	News, Music

PUBLIC SALE

of

PHONOGRAPH RECORDS

The record collection of Frederick R. Sheldon will be offered for sale at public auction for cash on Tuesday, August 8, 1950, at 10:00 o'clock a. m. at Warehouse No. 2 of the Johnson Storage Corporation, Caroline Street, Fredericksburg. Several radios and record players will also be sold. Records will be on display for inspection before the sale. Each album to be sold separately. Mimeographed lists of the records may be obtained free of charge by calling at the office of the undersigned.

Joseph L. Savage, Jr.
Committee for Frederick R. Sheldon
912 Princess Anne Street
Fredericksburg, Virginia.

A. T. Embrey, Jr., Auctioneer.

"KLOTZ'S"

The Free Lance-Star, July 19, 1950